

GERMAN VILLAGE COMMISSION MINUTES

Wednesday, March 6, 2018

4:00 p.m.

German Village Meeting Haus – 588 S. Third Street

Note: The Historic Preservation Office is scheduled to move to 111 N. Front Street April 9, 2018. Following the move, all Business Meeting and Hearings will be located at that address. Hearing room(s) to be determined.

Commissioners Present: Charissa W. Durst, Jeff Ferriell, Mark Ours, James Panzer (acting Chairperson), Ned Thiell
Commissioners Absent: Anthony Hartke, Karen McCoy, Ned Thiell

City Staff Present: Connie Torbeck

German Village Society Staff Present: Nancy Kotting

- I. CALL TO ORDER – 4:03 p.m.
- II. NEXT COMMISSION MONTHLY BUSINESS MEETING – 12:00 p.m. (Noon), Tuesday, March 27, 2018 – 50 W. Gay Street, 1st Floor, Conference Room A.
- III. NEXT COMMISSION HEARING – 4:00 p.m., Tuesday, April 3, 2018 – 588 South Third Street
- IV. SWEARING IN OF STAFF
- V. INTRODUCTION OF COMMISSIONERS PRESENT
- VI. APPROVAL OF MINUTES, Wednesday, February 6, 2018
MOTION: Ferriell/Durst (4-0-0) APPROVED
- VII. STAFF APPROVALS – The German Village Commission hereby accepts all Staff Approved items, as listed, (see below), and enters them into the formal record. Abstentions (if any) are shown in brackets immediately following the specific application.
MOTION: Ours/Durst (4-0-0) APPROVED
- VIII. PUBLIC FORUM
- IX. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS
 - German Village Commission By-Laws Revisions – Mark Dravillas, Assistant Director, Planning Division
 - Updates required to Article VI (1) and (2) in regard to business meeting and hearing locations and public notice.

BY-LAWS REVISIONS TO BE VOTED ON APRIL 3, 2018



- Parking Variances - Nancy Kotting, Preservation Advocate, German Village Society
 - Ms. Kotting presented a request on behalf of the German Village Society parking committee that the Commission take into consideration the most recent OSU parking study in making recommendations on parking variances.
 - The Commission stated that any applicable statistics or other information should be presented as testimony, in the established format for public comment, for each individual application.

X. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

STAFF RECOMMENDATIONS

1. 18-3-7

Multiple Locations

Nancy Kotting/German Village Society (Applicant)

Multiple Owners

Prior to review of Application # 18-3-7, Commissioner Ours noted the need to recuse himself from the proceedings, and exited the hearing room.

Following presentation by the Applicant, and additional discussion, a motion was made, vote taken, and results recorded, with the following clarifications, as indicated.

Approve Application 18-3-7, Multiple Locations, as submitted, with all clarifications, as noted:

Modify Previous Approval / Size of Interpretive Signs

- All signs to measure eight inches by thirteen inches (8" x 13") as opposed to the previously approved measurement of seven inches by twelve inches (7" x 12").

Note: COA # 18-3-7 modifies COA # 17-10-21 (October 3, 2017).

MOTION: Durst/Ferriell (2-1[Panzer-against]-1[Ours-recused]) APPROVED

2. 18-3-8

655 City Park Avenue

Bello Giardino Landscaping (Applicant)

James Arnold (Owner)

Prior to review of Application # 18-3-8, Commissioner Ours returned to the table.

Following presentation by the Applicant, and additional discussion, a motion was made, vote taken, and results recorded, with the following clarifications, as indicated.

Approve Application 18-3-8, 655 City Park Avenue, as submitted, with all clarifications, as noted:

Front Walk

- Remove and relay front brick sidewalk, measuring thirty-five feet long by seven feet wide (35' L x 7' w), adding new Belcrest #760 pavers, as needed, per industry standards and City Building Code.

Patio

- Install approximately five-hundred eighty-six square feet (586 sq. ft.) of Belcrest #760 pavers, per submitted plan, and in accordance with industry standards and City Building Code.
- Install an eighteen-inch to twenty-four inch (18" – 24") planting bed on the north side, to allow for water run-off. Bed may include mulch, Blue Mexican pebbles, or similar.

Install Retaining Walls

- Remove the existing retaining wall along the north side of the property.
- Construct new Indiana Limestone retaining wall in same location, per the submitted plan.
- Limestone wall to be two and one-half foot tall (2 ½' H) at the east end, sloping back to nine inches (9"H).
- Remove existing stone planting bed border on north side of existing stone steps.
- Install new limestone planting bed borders, on the north and south sides of the existing stone steps, per the submitted site plan.
- Plant four (4) Hydrangea trees (5 gal.) on the north and south sides of the existing stone steps, per the submitted site plan.

MOTION: Ours/Durst (4-0-0) APPROVED

HOLDOVERS**3. 18-1-12****688 Mohawk Street****Donald Thibaut (Applicant/Owner)**

Following presentation of the staff report, a motion was made, vote taken, and results recorded, with the following clarifications, as indicated.

In the absence of the Applicant, continue Application 18-1-12, 688 Mohawk Street, to retain an existing greenhouse, and direct Historic Preservation Office staff to place on the Tuesday, April 3, 2018 German Village Commission agenda. Applicant is to consult with the Building & Zoning Department prior to the April 3rd GVC hearing.

MOTION: Ours/Durst (4-0-0) CONTINUED

4. 18-2-8**1034 Jaeger Street****Juliet Bullock Architects (Applicant)****John Kuijper & Edward Liang (Owners)**

Following the presentation by the Applicant, Acting Chairperson Panzer called all those wishing to speak in order of speaker slip received.

<u>Name, Address, Affiliation:</u>	<u>Issues/ Comments:</u>
Tom Friedman 247 East Stewart Avenue Neighboring property owner	<ul style="list-style-type: none"> Does not oppose a new garage at this location, per se, but has concerns that the height and slope of the carriage house roof will block sunlight to his window.

Following the public speaker(s), further presentation by the Applicant, and additional discussion and review, the following motion was made, vote taken, and results recorded, with the following clarifications, as indicated.

Approve Application 18-2-8, 1034 Jaeger Street, as submitted, with all clarifications, as noted:

Build New Carriage House

- Construct a new, frame carriage house, per the submitted drawings.
- Carriage house to include a two-car garage at ground level, with bedroom/living space and bathroom above. No kitchen to be included.
- Exterior cladding to be Hardiboard siding with 5 ½" exposure. Siding to be installed with a ¾" underlayment, to provide stability.
- Roof to be asphalt shingles from the Approved Roofing Shingles list.
- Shed dormer with two casement windows to face onto Blackberry Alley.
- Second floor windows on north, west, and south elevations to be one-over-one, aluminum-clad wood, double-hung sash.
- New windows to be from the Approved Composite, Fiberglass, & Aluminum-Clad Wood windows lists.
- Cut sheet for windows to be submitted to Historic Preservation Office staff prior to issuance of a Certificate of Appropriateness.
- Two pedestrian entrances on west elevation to have two-panel fiberglass doors.
- Gooseneck light fixture to be above each door.
- Two carriage style garage doors to face onto Blackberry Alley. Doors to be wood or metal with wood overlay.
- Cut sheets for the pedestrian doors, overhead doors, and light fixtures to be submitted to Historic Preservation Office staff prior to issuance of a Certificate of Appropriateness.

MOTION: Ours/Durst (4-0-0) APPROVED

5. 18-2-9

1034 Jaeger Street

Juliet Bullock Architects (Applicant)

John Kuijper & Edward Liang (Owners)

Following presentation by the Applicant and Owner, a motion was made, vote taken, and results recorded, with the following clarifications, as indicated.

Request for Variance Recommendation

Upon review of Application #18-2-9, 1034 Jaeger Street, the German Village Commission recommends approval of the proposed variances, as submitted:

Request for Variance Recommendation

1. 3332.38(H): To allow for habitable space over the garage not attached to the house.
2. 3333.38(G): Garage height allowed to exceed 15', whereas the applicant proposed 28' for finished space that includes a bath but no kitchen
3. 3332.26 Minimum Side Yard: For existing single family residence facing Jaeger to allow the north minimum side yard dimension to remain and be 1.5' in lieu of the 3' required by code.

MOTION: Ours/Ferriell (4-0-0) APPROVAL RECOMMENDED

6. 18-3-12

865 S. Third Street

Juliet Bullock Architects (Applicant)

Amna Cline & Scott Zach (Owners)

Following presentation by the Applicant, and additional discussion and review, a motion was made, vote taken, and results recorded, with the following clarifications, as indicated.

Approve Application 18-3-12, 865 South Third Street, as submitted, with all clarifications, as noted:

Enclose Porch & Build New Porch

- Infill the corner porch of the non-original (1984), rear addition, per submitted plans.
- Construct new, open porch per submitted plans.
- Porch column on new porch may be wood or smooth, painted, composite. Cut sheet for composite column to be submitted to Historic Preservation Office staff for final review and approval.
- Porch deck to be concrete.
- Metal siding on infill to match existing metal siding.
- Asphalt roofing shingles to match asphalt shingles on existing rear addition.
- Install new, four-panel entry door on south elevation of infill, per submitted specifications.
- Install new, one-over-one, double-hung sash window on east elevation of infill, per the approved windows list.
- Final drawings and cut sheets for the four-panel door and double-hung window to be submitted to Historic Preservation Office staff for final review and approval, prior to issuance of a Certificate of Appropriateness.

MOTION: Ours/Durst (4-0-0) APPROVED

REHEARING

7. 18-1-15 (not attending)

179 East Deshler Avenue

William Hugus Architects (Applicant)

Chip Burke (Owner)

Applicant requests a rehearing by the German Village Commission based on Unusual and Compelling Circumstances- "The property has little or no historical or architectural significance," pursuant to the rehearing process outlined in C.C. 3116.19.

- Reason(s) for Rehearing: To consider any unusual and compelling circumstances unaddressed in the original application or hearing, pursuant to the rehearing process outlined in Chapter 3116.19 of Columbus City Code.

Applicant withdrew Application #18-1-15 on February 21, 2018. NO ACTION REQUIRED.

8. 18-2-12

207 East Deshler Avenue

Ziad Shaheen (Applicant/Owner)

Prior to review of Application # 18-2-12, Commissioner Ours noted the need to recuse himself from the proceedings, and exited the hearing room.

Following presentation of the staff report, a motion was made, vote taken, and results recorded, with the following clarifications, as indicated.

In the absence of, and at the request of the Applicant, table Application 18-2-12, 207 East Deshler Avenue, for a Rehearing regarding privacy fence paint color.

MOTION: Durst/Ferriell (3-0-1[Ours-recused]) APPLICATION TABLED

NEW APPLICATIONS

9. 18-3-9

685 S. Third Street

Theresa Sugar (Applicant/Owner)

Prior to review of Application # 18-3-9, Commissioner Ours returned to the table.

Following presentation by the Applicant, and additional discussion and review, a motion was made, vote taken, and results recorded, with the following clarifications, as indicated.

Approve Application 18-3-9, 685 South Third Street, as submitted, with all clarifications, as noted:

Replace Windows.

- Remove and replace seven (7), wood, two-over-two, double-hung sash windows, per the submitted photos and previous repair documentation.
- Install seven (7) new, Pella Architect Series double-hung, wood windows of the same dimension, profile, and size in the same locations; like-for-like.
- Cut sheet for new windows to be submitted to Historic Preservation Office staff for final review and approval, prior to installation.
- Exterior finish to be the same as the approved color schedule.

MOTION: Ours/Ferriell (4-0-0) APPROVED

10. 18-3-10

551 S. Third Street

Signcom Inc. (Applicant)

Cutler Real Estate (Owner)

Following presentation by the Applicant, and additional discussion and review, a motion was made, vote taken, and results recorded, with the following clarifications, as indicated.

Approve Application 18-3-10, 551 South Third Street, as modified, with all clarifications, as noted:

Replace Awning

- Remove existing, deteriorated entry canopy awning and dispose of all debris.
- Install new canopy awning with site address, per the submitted rendering.

Signage

- Install new two foot wide by two feet eight inch tall (2' W x 2' 8" H) wall panel sign, per the submitted measured drawing. (Total- 5.3 sq. ft.)
- Install a new twenty-four inch by thirty inch (24" x 30") panel blade sign with external illumination, per the submitted measured drawing. (Total- 5 sq. ft.)
- All signs to be on the east elevation.
- All fasteners to be set into mortar joints only, not into the face of the brick.

MOTION: Ours/Ferriell (4-0-0) APPROVED

11. 18-3-11

711 Mohawk Street

Steve Dempsey/Dave Fox Remodeling (Applicant)

Jerry & Jennifer Guy (Owners)

Following presentation by the Applicant, and additional discussion and review, a motion was made, vote taken, and results recorded, with the following clarifications, as indicated.

Continue Application 18-3-11, 711 Mohawk Street, for construction of a new, two-story addition, to allow time for Applicant to revise drawings, and direct Historic Preservation Office staff to place on the April 3, 2018 German Village Commission agenda for further review.

MOTION: Ours/Ferriell (4-0-0) CONTINUED

Commissioner Comments:

- Even if the brick on an addition was a different color than the main structure, the material would not be subservient to the main structure. Would also have concerns with thin brick. Even though the GVC has approved it a few times, it has not been successful in the past.
- The change to a traditional gabled roof is a positive move. A zero overhang would not be supported by the Commission. It should be 8" – 12" with a traditional gable roof.
- Consider adding some windows on the north elevation.

Break – 5:40 p.m.

Resume Hearing – 5:49 p.m.

Agenda Item # 9 was reviewed following Agenda Item # 11.

Break – 5:50 p.m.

Resume Hearing – 6:07 p.m.

CONCEPTUAL REVIEWS

12. 18-2-19

247-257 E. Livingston Avenue & Vacant Lot (Parcel #010-044326)

John Leonard/Berardi & Partners (Applicant)

Cedar Square, LLC. (Owner)

Demolition

- Demolish the existing, ca. 1920, two-story, brick building at 247-257 E. Livingston Avenue, per the submitted photographs. To be replaced by "Building A."

New Construction / 247-257 E. Livingston Avenue & Vacant Lot (Parcel #010-044326)

- Build a new, four-story, 29 unit, residential building, with three-stories facing onto E. Livingston Avenue (north elevation), per the submitted drawings.
- Exterior cladding to include a combination of red and gray brick, and light-smooth face panel or cementitious siding.
- Windows to be wood, one-over-one, double hung sash with stone lintels and continuous stone sills.
- Some units facing onto E. Livingston Avenue to include window walls with steel guardrails.
- Adjacent surface parking lot to include 16 spaces.

New Construction / Vacant Lot (Parcel #010-044326)

- Build a new, four-story, 33 unit, residential building, with three-stories facing onto E. Livingston Avenue (north elevation), per the submitted drawings.
- Exterior cladding to include a combination of red and gray brick, and light-smooth face panel or cementitious siding.
- Windows to be wood, one-over-one, double hung sash with stone lintels and continuous stone sills.
- Some units to include window walls with steel guardrails.
- Adjacent surface parking lot to include 31 spaces.

Following presentation by the Applicant, Acting Chairperson Panzer opened the discussion, and Commission members provided comments to assist the Applicant in preparing for further review.

Commissioner Ours:

- Understands the Applicants view that E. Livingston could be viewed as an “edge condition” in comparison with other streets in German Village.
- The proposed buildings are not subservient to the existing, surrounding buildings.
- The buildings on the south side of Blenkner Street will need to be treated with sensitivity. Provide renderings showing the existing Blenkner Street buildings.
- The comments of Zoning Department staff will need to be taken into consideration.
- Thinks the parking provided will need to be close to the requirement for the number of beds plus the restaurant.
- Seems a bit strange not to provide any commercial use on the first floor level.
- Appreciates that the height of the buildings has been lowered, but thinks they’re still a story too high.
- Provide comparisons with other developments that have worked to meet parking needs.

Commissioner Panzer:

- Is in agreement with the comments of Commissioner Ours.
- Will need to look closely at traffic patterns and any circulation issues.

Commissioner Ferriell:

- Four stories at the rear of the development will dwarf the houses on Blenkner Street and diminish the adjacent houses on E. Livingston Avenue.

Commissioner Durst:

- Is in agreement with the comments of Commissioner Ours.

13. 18-3-12

31-35 E. Livingston Avenue & 45-46 E. Blenkner Street

JBAD/Attn.: Jonathan Barnes (Applicant)

Carl Fry (Owner)

Demolition

- Demolish the existing, one-story, stucco building at 33 E. Livingston Avenue, per the submitted photographs.
- Construct a 129-room hotel.

Retain and Rehabilitate

- Retain and restore the historic residential structure located on the southeast corner of the site (45-46 E. Blenkner Street).

Following presentation by the Applicant, Acting Chairperson Panzer opened the discussion, and Commission members provided comments to assist the Applicant in preparing for further review.

Commissioner Ours:

- Will need to see the height of the proposed building in context with surrounding buildings.
- Would be helpful to understand the slope of the land.
- Appreciates that the site plan is thoughtful.
- Provide photos and measurements for the existing curb cut on Blenkner.
- Look at the possibility of a curb cut entrance on Pearl Street.
- Provide photos of the building to be retained at 45-46 E. Blenkner Street. Some green space should be provided around that building.
- Thinks sleeping units on the first floor seems odd. Could a breakfast area or restaurant work there instead?
- Understands the perspective for height on the east. Needs to be convinced about the tapering down argument.
- Will there be a pull-off space for valet parking? Will need to understand the traffic flow for any valet parking.

- Based on HPO staff report, has no issue with demolition of the existing building, depending on an appropriate design for new construction.

Commissioner Ferriell:

- Has some concern about the proposed height of the building. However, there are no two or three-story buildings immediately adjacent along E. Livingston Avenue, so it's not as bad as if smaller commercial buildings were still standing.

Commissioner Durst:

- Thinks massing and location will trump design. Have to get the massing right first.

Commissioner Panzer:

- Understands the idea of tapering height along E. Livingston Avenue, but not buying into that yet.
- The massing currently seems quite heavy.

STAFF APPROVALS

(The following applicants are not required to attend)

• **18-3-1**

539 South Fifth Street

Patrick Phillips (Applicant)

Marcia Bruce/LAMS United Properties, LLC. (Owner)

Approve Application 18-3-1, 539 South Fifth Street, as submitted, with all clarifications noted:

Install New Window Signage

- Remove the three (3) existing, vinyl decals in the storefront windows on the east and south elevations.
- Install three (3) new, 6.75" High decals, reading "BUY – SELL – RENT", in the same locations, per the submitted rendering.
- Decals to be clear with white lettering.

• **18-3-2**

72 Thurman Avenue

APCO Industries (Applicant)

Steve Carone (Owner)

Approve Application 18-3-2, 72 Thurman Avenue, for renewal of expired COA # 16-12-3 (Expired: November 9, 2017), exactly as previously approved, for a period of one (1) year.

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the main roof, down to the sheathing. Dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer's specifications.
- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a "W" channel to maintain the appropriate historic appearance and profile.
- Replace any/all damaged metal flashing on all existing chimneys.
- Install new 235 lb., class C, self-sealing 3-tab shingles. Manufacturer and color to be the following from the approved shingles list:

Manufacturer:

Style:

Color:

[] GAF

Royal Sovereign (standard 3-tab)

[] Nickel Gray

- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted "Tinner's Red" or "Gray."
- Upon completion, all metal valleys and flashing are to be painted "Tinner's Red" or "Gray."
- Any/all necessary venting is to be performed on the roof ridge, underneath the metal ridge roll via CobraVent, VentSure, or comparable, in lieu of hat-vents.

- **18-3-3**

756 City Park Avenue

Jared Buck/Buck & Sons Landscape Service (Applicant)

George Walz (Owner)

Approve Application 18-3-3, 756 City Park Avenue, as submitted, with all clarifications noted:

Install New Patio Pavers

- Remove the existing, brick pavers in the rear yard, per the submitted photographs.
- Install new, Unilock, Beacon Hill flagstone pavers in same location as existing patio, per the submitted landscape plan and product cut sheet.
- Existing brick to be reinstalled as a border around new paver patio, per the submitted landscape plan.

Install New Entrance Landing

- Remove the existing, non-original, wood, rear entrance landing, per the submitted photographs.
- Install new, TimberTech, composite wood, rear entrance landing, in same location, per the submitted landscape plan. Color to be “Stone Ash.”

Install New Landscaping

- Re-grade all rear yard areas, as needed, to assure proper drainage away from the foundations of this and neighboring properties.
- Install new sod and plantings in rear yard, per the submitted landscape plan.
- Applicant has the option to remove or retain the existing, two (2) deteriorating Mulberry trees along the north side of the rear yard, as indicated on the submitted site plan.
- A plan for introduction of new trees to be submitted to Historic Preservation Office staff for review and approval prior to planting.

- **18-3-4**

1034 Jaeger Street

Juliet Bullock Architects (Applicant)

John Kuijper & Edward Liang (Owners)

Approve Application 18-3-4, 1034 Jaeger Street, as submitted, with all clarifications noted:

Remove Exterior Stairs & Doorway

- Remove the existing, non-original, non-contributing, exterior stairway with shed roof on the south elevation of the rear addition, per the submitted drawings and photographs.
- Remove the existing, non-original, second-floor door on the south elevation of the rear addition.
- Install paired, one-over-one, double-hung sash windows, with center mullion, on the south elevation of the rear addition to match existing windows on east elevation.
- Cut sheet for new windows to be submitted to Historic Preservation Office staff for review and approval prior to installation.
- Patch exterior wall and siding, to match existing.

- **18-3-5 [Ferriell]**

789 Jaeger Street

Jerry Browning (Applicant/Owner)

Approve Application 18-3-5, 789 Jaeger Street, as submitted, with all clarifications noted:

Exterior Painting

- Clean and prepare all existing, exterior, aluminum siding and aluminum-wrapped door, window, and other trim on the frame house for repainting.
- Apply the appropriate exterior paint for aluminum surfaces, in accordance with industry standards and manufacturers’ specifications.
- Paint colors to be as follows: Body and Downspouts – (SW7081 “Sensuous Gray”); Trim – (SW7083 “Darkroom”).

Install New Storm Windows

- Remove existing storm windows on all window openings.

- Install new, low profile, aluminum storm windows on all window openings.
- New storm windows to be installed inside the existing window frame.
- Storm window color to be “Coal Black” or “Rustic Bronze.”
- Double caulk to provide air-tight installation on top and sides. Do not caulk breather holes.
- Horizontal bar on all new storm windows to align with horizontal sash bar on existing windows.
- Storm windows to operate smoothly.

- **18-3-6**

649 Mohawk Street

David Pallas & Amy Rhine-Pallas, Trustees/Mohawk St. Revocable Living Trust (Applicant/Owner)

Approve Application 18-3-6, 649 Mohawk Street, as submitted, with all clarifications noted:

Repair Slate Roof

- Replace any/all missing, damaged, and deteriorated slate on the main roof and dormers with new or used slate of the same color and profile, in accordance with all applicable City Code and industry standards.
- Retain existing tile ridge capping. Replace any damaged or missing tile with new or used tile of the same color and profile.
- Install new plumbing and exhaust vents, per the submitted photo illustration and roof plan. All new vents to be installed using existing or new vent openings, per the submitted plans.

Repair Windows & Install Double Insulated Glass

- Examine all existing, wood windows on all elevations, and make all necessary repairs to insure proper operation of upper and lower sashes.
- Repair any/all original, wood, double-hung windows, as needed, with new materials of exact same dimension and profile; like-for-like.
- Remove all glazing, points, and single-strength glass.
- Route out all stiles, rails, and muntins to the appropriate depth to accept double insulated glass.
- Existing sash muntin pattern to be retained on all windows.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications.
- Solid glaze all windows to ensure a weathertight seal on the exterior of the window between the wood and the glass. Allow time for new glazing to cure before applying paint. Paint color chips for finish coat are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of the paint.
- Note: Recommend that any historic wavy and/or bubble glass be retained for use in another window rehabilitation project.
Note: If the depth of any of the existing stiles, rails, and muntins is not sufficient to be routed out to accept double insulated glass, Applicant is to contact Historic Preservation Office staff.

Install New Basement Windows

- Remove all existing, original, deteriorated, wood, two-light awning windows, as determined by Historic Preservation staff site visit.
- Install new, Fiber Frame, 2100 Series, fiberglass, awning style windows.
- New, two-light, awning windows to fit the historic window openings.
- Cut sheet indicating color for new basement windows to be submitted to Historic Preservation Office staff for final review and approval, prior to installation.

XI. OLD BUSINESS

• 18-3-14

503 South Third Street

Jon Halverstadt (Applicant/Owner)

Upon review of Application #18-3-14, 503 South Third Street, the German Village Commission recommends approval of the proposed variances, as submitted:

Request for Variance Recommendation

1. 3332.18, Basis of computing area.

To increase the total lot coverage from 56.11% (1,474.61 square feet) of the lot area to 70.84% (1,847.84 square feet). (Fifty percent (50%; 1,314.095 square feet) is the maximum lot coverage allowable.)

2. 3332.27, Rear yard.

To reduce the required rear yard from 25% of the total lot area (657.05 square feet) to 5.52% (145.08 square feet). The existing rear yard is 19.9% (523 square feet) of the total lot area.

3. 3332.25, Maximum side yards required.

To reduce the maximum side yards from 20% of the width of the lot (8.3 feet) to 3.6% of the width of the lot (1.5 feet).

4. 3332.26, Minimum side yard required.

To reduce the minimum side yard on the south from 5 feet to 0 feet and on the north from 5 feet to 1.5 feet.

5. 3332.21, Building lines.

To reduce the required building setback from 10 feet to 3.7 feet (existing condition).

6. 3321.05, Vision clearance.

To reduce the required vision clearance from 10 feet to 3.7 feet at the corner of an alley and a street (existing condition).

Note: COA # 18-3-14 modifies COA # 18-1-4 (January 3, 2018).

MOTION: Ours/Ferriell (4-0-0) APPROVAL RECOMMENDED

Reasons for Recommendation:

- This property is a corner lot with little land.
- The property has and will retain a unique, historic curb cut on Blenkner Street.
- The property is currently nearly 100% covered with impervious surfaces, some of which will now be restored to green space.

XII. NEW BUSINESS

XIII. ADJOURNMENT

MOTION: Ours/Durst (4-0-0) ADJOURNED (7:08 p.m.)